



First American Title Insurance Company
National Commercial Services
 550 S. Hope Street, Suite 1950 • Los Angeles, CA 90071

Borrower's Estimated Settlement Statement

Property: Marilton Square Project, Los Angeles, CA

File No: NCS-178668-LA2

Officer: James Cardenas/jc

New Loan No:

Settlement Date: 08/25/2005

Disbursement Date: 08/25/2005

Print Date: 9/13/2005, 10:39 AM

Buyer: MS Acquisition Company, LLC

Address: Marilton Square Project, Los Angeles, CA

Seller:

Address:

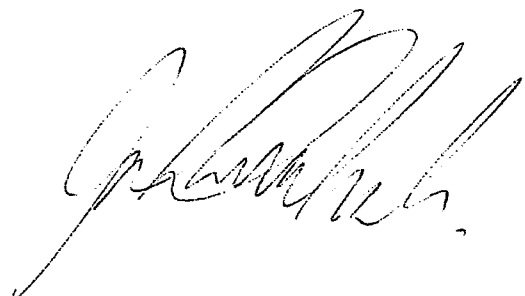
Charge Description	Borrower Charge	Borrower Credit
Adjustments:		
Interest on Deposit (Estimate)		62,000.00
New Loan(s):		
Lender: USA Commercial Mortgage Company dba USA Capital		
New Loan Amount - USA Commercial Mortgage Company dba USA Capital		23,000,000.00
Loan Fee - USA Commercial Mortgage Company dba USA Capital	750,000.00	
Document Preparation and legal fees - USA Commercial Mortgage Company dba USA Capital	3,500.00	
Legal Fees to Greenwald Pauly Foster - USA Commercial Mortgage Company dba USA Capital	44,763.13	
Legal Fees to Gould Patterson Ales - USA Commercial Mortgage Company dba USA Capital	799.31	
Interest Reserve to Builders Control Service - USA Commercial Mortgage Company dba USA Capital	150,000.00	
Reimburse for Advance (Acquisition Escrows) - USA Commercial Mortgage Company dba USA Capital	155,000.00	
Interest from 6/20/05 through 07/01/05 - USA Commercial Mortgage Company dba USA Capital	547,181.98	
Brokerage Fee to Partners Realty Capital - Partners Realty Capital	200,000.00	
Lender: USA Commercial Mortgage Company dba USA Capital		
New Loan Amount - USA Commercial Mortgage Company dba USA Capital		850,000.00
Loan Fee - USA Commercial Mortgage Company dba USA Capital	240,000.00	
Document Preparation and Legal Fee - USA Commercial Mortgage Company dba USA Capital	3,500.00	
Interest - USA Commercial Mortgage Company dba USA Capital	11,711.00	
Lender: 3901 Santa Rosalia, LLC		
New Loan Amount - 3901 Santa Rosalia, LLC		6,000,000.00
Fees - 3901 Santa Rosalia, LLC		227,300.00
Fees - 3901 Santa Rosalia, LLC	227,300.00	
Lender: 3916 BMLK, LLC		
New Loan Amount - 3916 BMLK, LLC		4,500,000.00
Fees - 3916 BMLK, LLC		221,396.00
Fees - 3916 BMLK, LLC	221,396.00	
Title/Escrow Charges to:		
Closing-Escrow Fee (USA/3901/3916 Escrow) - First American Title Insurance Company National Commercial Services	10,400.00	
Endorsement Package (3901 Loan Policy) - First American Title Insurance Company National Commercial Services	7,800.00	
Endorsement Package (3916 Loan Policy) - First American Title Insurance Company National Commercial Services	7,800.00	
Endorsement Package (USA Loan Policy \$30MM) - First American Title Insurance Company National Commercial Services	6,400.00	
Endorsement Package (Owner's Policy) - First American Title Insurance Company National Commercial Services	8,600.00	
USA Loan Policy (\$30,000,000) - First American Title Insurance Company National Commercial Services	42,215.00	
Owner's Policy (Increase Liability) - First American Title Insurance Company National Commercial Services	29,850.00	
3916 Loan Policy - First American Title Insurance Company National Commercial Services	5,275.00	
3901 Loan Policy - First American Title Insurance Company National Commercial Services	6,700.00	
USA Loan Policy (\$6,000,000) - First American Title Insurance Company National Commercial Services	11,727.00	
Endorsement Package (USA Loan Policy \$6MM) - First American Title Insurance Company National Commercial Services	6,400.00	
Escrow Fee (Soft Cost Escrow) - First American Title Insurance Company National Commercial Services	1,250.00	
Escrow Fee (Mandatory Fee Escrow) - First American Title Insurance Company National Commercial Services	1,250.00	
Escrow Fee (Implementation Agreement Escrow) - First American Title Insurance Company National Commercial Services	1,250.00	

Initials: _____

Continued From Page 1

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Charge Description	Borrower Charge	Borrower Credit
Gap Coverage - First American Title Insurance Company National Commercial Services	5,500.00	
101.12 Endorsement for 3916 Loan Policy - First American Title Insurance Company National Commercial Services	1,500.00	
101.12 Endorsement for 3901 Loan Policy - First American Title Insurance Company National Commercial Services	1,500.00	
Estimated Recording Charges - First American Title Insurance Company National Commercial Services	4,800.00	
Disbursements Paid:		
Acquisition Costs to Acquisition Escrows (See Attached Exhibit "A")	29,908,327.58	
Mello-Roos Deposit to Implementation Agreements Escrow	300,000.00	
Balance of Funds to Soft Cost Escrow	900,000.00	
Reimbursement to The Lee Group	1,000,000.00	
Koplan Deposit to Koplan Deposit	25,000.00	
Cash (From) (X To) Borrower	12,000.00	
Totals	34,860,696.00	34,860,696.00

BORROWER(S):MS Acquisition Company, LLC, a California
Limited Liability CompanyBy: Marilton Square Associates, LLC, a
California limited liability company, its
co-managerBy: Capital Vision Equities, LLC, a
California limited liability company, its
managing memberBy: Christopher Hammond, Managing
Member


Initials: _____